

**FINAL**  
**BLOOMFIELD TOWN COUNCIL**

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, March 28, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Joan Gamble, Councilors Joel Neuwirth, Joseph Merritt, Wayne Hypolite, Derrick Seldon, Leon Rivers and Joseph Washington

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager and India M. Rodgers, Clerk of Council

Absent was: Deputy Mayor Sydney Schulman and Councilor Patrick DeLorenzo

Guest were: Mark Weisman, Chair of the Library Building Committee, Richard Szczypek, Tai Soo Kim Partners, LLC, Mrs. Roberta LaMonaca, Director of Library Services, Mrs. Lois Hager, Mr. Michael Johnson, Mrs. Gail Nolan, Mr. David Melesko, Director of Leisure Services, Mr. John Lavy & Mrs. Elizabeth Hedde of Centerbrook Architects and Planners, LLP

**PLEDGE OF ALLEGIANCE**

The meeting began with the pledge of allegiance to the flag.

**ANNOUNCEMENTS & PRESENTATIONS**

**Introduction of the Town Manager's Interns (Ms. Tane'ja Johnson & Mr. Quincey Gill)**

Ms. Tane'ja Johnson and Mr. Quincey Gill are interns in the Town Manager's Office. They introduced themselves to the Council and public. Ms. Johnson and Mr. Gill gave a brief background history of their education and personal goals.

**Presentation by the Library Building Committee**

Mr. Mark Weisman, Chair of the Library Building Committee, Mr. Richard Szczypek, Architect (Tai Soo Kim, LLC) and Mrs. Roberta LaMonaca, Director of Library Services gave a brief update on the progress and status of the Library Building Committee.

Mr. Weisman defined the charge of the building committee, to seek a new facility for Prosser Public library, either by renovating or expanding the current building or another alternative. The

overall objective of the project to effectively, economically and responsibly maximize library space to provide most benefit from a library services perspective to the community of Bloomfield.

The Library Building Committee is currently in the planning phase, to provide a scope and budget of the project in order to provide an efficient and effective facility capable of addressing the needs of a 21<sup>st</sup> century library.

Mr. Szczypek defined the scope of the project in determining the size of the new library. The average square footage is based on the number of volumes, seating, meeting rooms and various other factors. They also review requirements from the State of Connecticut – Library Board for recommendations of the average square footage. Tai Soo Kim Partners have determined that at a minimum, this project should measure approximately 36,000 or more square feet depending on the footprint of a proposed site.

He also stated the proposed program recommendations for the Prosser Library: quiet study rooms, community rooms for meetings (up to 160 persons), business center, historical collection archives, improved children's area, teen space room, café, maker spaces for arts and crafts.

Mrs. Roberta LaMonaca, Director of Library Services gave a brief synopsis of the overall importance of the libraries and their dedication to literacy and lifelong learning.

Tai Soo Kim Partners, LLP presented the following schemes for renovation/new build of the Prosser Library:

Scheme A – existing building structure – 2 story addition (elevated) to the west side with parking underneath. The lower floor of the addition matches the main level and the second floor matches the attic level. The proposal to increase parking is to possibly purchase an additional land parcel next to the current building.

Scheme B – moves building addition to the west and north. There are some challenges with parking, which would require significant grading to achieve required additional spaces. The proposal is to acquire an additional land parcel to the north.

Scheme C – three story building that match the current footprint of the library. However, the proposal is to raise the existing building, new basement level 4 ft. higher (above flood plane), additional parcel acquire for parking.

Town Hall site – freestanding building, outdoor activities by the Town Green, adjacent to community room, garden area, 145 parking spaces.

There were some major concerns expressed regarding the parking demand for library participants and staff. There are currently 55 spaces at the present library site and 96 spaces at the current town hall site.

Mr. Szczypek presented the following estimated conceptual building cost for Prosser Public Library:

The project without the library expansion grant from the State of Connecticut for schemes A, B and C are approximately \$18,800,000 - \$22,900,000 net cost. These figures represent the total after the sale of the current building for a value of \$1,900,000. The Town Hall site is estimated at approximately \$17,600,000 – \$18,900,000.

By comparison, in 2011, a study was completed for Prosser Public Library for an addition to the current town hall site for \$19,700,000.

The committee reviewed information from Tuthill & Welles, Weston & Sampson, Plan of Conservation and Development, Goman & York to develop 17 objective criteria for Prosser Library renovations.

*There was an ensued discussion regarding proposed schemes and cost associated with renovations, new building sites and parking.*

Mr. Philip K. Schenck, Jr, Town Manager clarified the proposal for the Town Hall site include proceeds from the sale of the existing building.

Councilor Merritt expressed concerns regarding parking spaces. The current plan is to acquire the vacant parcel next to the existing site to have additional spaces for Scheme A: 54 to 89, Scheme B: 54-81 and Scheme C: 54-75.

He also inquired about moving the current library further towards the road, consider moving at a higher level, extending parking lot at flood plan, utilizing the current library while renovating could potentially delay overall construction.

It is proposed that the Town Hall site would have 145 spaces and is estimated to net cost of \$17,600,000-\$18,900,000 and gross at \$19,100,000 – \$20,400,000 including sale of the current library.

Mayor Gamble inquired about relocation of the existing library and staff. The associated costs are incorporated in the cost to relocate the library during renovations. The rental pricing would be approximately \$7,000 per month.

Councilor Hypolite inquired about the sale of the existing library. He requested information regarding the ideal tenant for the current building. Councilor Hypolite also requested the Library Building Committee to pursue 330 Park Avenue as an option to combine both projects. It was noted that the committee reviewed information to possibly share space or build a new library on site at 330 Park Avenue. Based on the information received, the suggestion is to maintain Prosser Library in the center of town.

Councilor Seldon inquired about Scheme C and the view of Town Hall from Park Avenue. He also requested clarification of budget figures for all schemes.

Councilor Rivers inquired about the length of downtime for renovating the library. It was noted that the library would be offline for 18 months at minimum.

Mr. Weisman stated that the library is interested in new program requirements such as, sponsoring college level certification courses in town. The Police Department training room was identified as dedicated space for this program. The 330 Park Avenue site is not feasible due to economy. With the assistance of Goman & York, the Wintonbury Mall was reviewed for potential lease. However, to maintain the library as a focal point in the town center, the mall would have to be redesigned. The current site owner is not willing to participate in this process.

Dr. Don Poland, Senior Vice President at Goman & York, Economic Consultant for the town, assessed the re-use of the existing library site. There were several options including: as is, re-use and expansion, redevelopment (demolition/reconstruction) and assembly with adjacent parcels to the north. All of these alternative options would occur in the private market with additional square footage.

Dr. Poland was also asked to assess the value of this property. The town initially assessed the existing site for 2,100,000. Dr. Poland reduced this amount to 1,800,000 as a more realistic approach to generate a return on investment and positive cash flow. An assessment was also completed for taxes, at 70% of fair market value at \$45,000 per year and \$907,000 over a 20 year period.

The potential occupancy for this site may include: office/medical space, accounting/lawyer firms and retail/hospitality sectors.

The key factors in this assessment provide the library as an anchor as a civic institution in town center. The vision of the Town Plan of Development, previous studies and achieving the goal of a walkable community to meet the business needs of the community.

Councilor Hypolite inquired about the 1,800,000 assessed value relative to finding potential developers to invest.

Mr. Weisman stated that the committee is still on target to apply for the State of Connecticut Library grant by June 30, 2016.

### **Presentation by Centerbrook Architects & Planners LLP on the 330 Park Avenue Building**

Mr. David Melesko, Director of Leisure Services, Mr. John Lavy, AIA and Elizabeth Hedde, Associate Principal presented the space planning progress report.

There was a brief discussion about current square footage and the need for reduction based on program services for all three departments.

Mr. Lavy and Mrs. Hedde presented the following estimated conceptual building cost for 330 Park Avenue:

- Existing building without pool – \$33,000,000 – \$34,000,000  
with pool \$37,000,000 - \$38,000,000
- New building without pool - \$31,000,000 - \$32,000,000  
with pool - \$35,000,000 - \$36,000,000
- Estimated deferred maintenance cost is approximately \$15,000,000 - \$17,000,000

Councilor Merritt inquired about immediate needs and cost analysis for 330 Park Avenue. It was noted that \$500,000 – \$600,000 for code compliance requirements.

Councilors Rivers, Hypolite and Washington suggested that the two architects for the library and 330 Park Avenue submit a detailed analysis; merging both buildings into one building based on the recommended square footage for each location.

Councilor Seldon recommended a referral to the Administration & Education for discussion and review to possibly modify the RFP scope for both architects.

### **CITIZEN STATEMENTS & PETITIONS**

1. **Jane Nadel-Klein, 82 Tariffville Road,** requested that the Council reconsider their position and sign the agreement to support Bill No. SB422 with revised language.
2. **Ruthanne Marchetti, 669 Bloomfield Avenue, spoke regarding the need for dedicated teen space in the new proposed library.**
3. **Linda Dranoff, 7 Aspen Court** has been a resident of Bloomfield since 1987. She spoke in regards to library advocacy.
4. **Robert Berman, 8 Hiram Lane,** suggested for the Council to follow rules of procedure. He also spoke on the topic of pollution and residue from plastic bottles, recycling and the MDC water discount.
5. **Ayse Ozkaya, 56 Filley Street,** spoke in detail about the significant adverse environmental impacts of the proposed Niagara facility. (see attached)
6. **Jeremy Sachs, 2 Curran Circle,** expressed concerns regarding long term water issues for residents given climate changes. He also reiterated the long term environmental effects of manufacturing plastic bottles. Mr. Sachs suggested the appointment of an ombudsman to monitor a continuance review of waste water runoff and its location.

## **REPORT FROM COUNCIL SUBCOMMITTEES**

Community Services – Councilor Seldon briefly read a detailed report from the last meeting held on March 1, 2016. He also announced upcoming programs from Leisure, Social and Youth Services and Senior Services.

Administration & Education – The next meeting of this subcommittee will be held on April 4, 2016 at 6:30 p.m.

Golf – Councilor Rivers gave a brief report of the last meeting held on March 28, 2016. The course opened for the regular season on March 14, 2016. The current operating cash for the course is \$194,000. The course sponsored a French and wine dinner to promote the Tap Inn restaurant. Wintonbury Hills Golf Course was highlighted as the 6<sup>th</sup> public course in the world, in the latest issue of Golf Digest Magazine. Wintonbury also received the top award from Billy Casper. The committee also discussed repair work for the driving range, shed and cupolas.

Finance – This subcommittee met on March 23, 2016. The committee conducted interviews of auditing firms. The next scheduled meeting will be held on April 18, 2016 at 5:45 p.m.

Public Safety – Councilor Washington read a detailed report of this subcommittee from the last meeting held on March 14, 2016.

## **COUNCIL BUSINESS**

### **NEW BUSINESS**

#### **FY 15/16:60 – Consider and Take Action Regarding Policy 510.03 – Town Facility Usage Policy**

This item was referred to the Administration & Education Subcommittee for further discussion and review.

### **Mayor's Report**

Mayor Gamble thanked Mr. Donald Harris, Chair of the Board of Education for their contribution of \$7,000 to match the Town Council's commitment for funding of the Back to School Fun Fair event, totaling \$14,000.

Mayor Gamble also mentioned that Ms. Anika Noni Rose, Bloomfield native completed a segment of the mini-series "Roots", in which she will portray the role of "Kizzy".

### **Town Manager's Report**

Mr. Schenck, Jr., Town Manager reported the following updates to the Town Council:

- On March 24, 2016, the FY 2016/2017 Budget for a 1.47% increase, with a mill rate of 36.65 (1.80%).
- On May 2, 2016 at 7:00 p.m., the Annual Town Meeting will be held at Bloomfield High School Auditorium.
- On April 16, 2016, CEEC will sponsor a light bulb swap at Town Hall.
- The spring town newsletter was mailed to residents and has been posted on the website.
- The Public Works department began Spring Street sweeping in various residential neighborhoods.

### **APPROVAL OF MINUTES**

**It was moved by Councilor Washington, seconded by Councilor Rivers to approve the minutes of March 14, 2016 with an amendment and noted corrections.**

**VOTE:            AYE: J. Gamble, J. Washington, W. Hypolite, L. Rivers  
                     NAY: None  
                     ABSTAIN: D. Seldon**

**The motion passes.**

### **COUNCIL COMMENTS**

Councilor Washington thanked Officers Cecchinni and Ronan for their professionalism and responsiveness to a 9-1-1 call at his home on Essex Lane.

Councilor Seldon thanked the Town Manager, Board of Education and their respective staff for an excellent job on the preparation of the FY 2016/2017 budget.

### **ADJOURNMENT**

**At 10:02 p.m., it was moved by Councilor Hypolite, seconded by Councilor Washington and voted unanimously to adjourn the meeting.**